

Courtesy Of Wally Karout Of Royal LePage Arteam Realty

## \$529,998 - 1404 11 Street, Edmonton

MLS® #E4421277

**\$529,998**

3 Bedroom, 2.50 Bathroom, 1,607 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

Welcome to the "Belgravia" built by the award-winning builder Pacesetter Homes. This is the perfect place and is perfect for a young couple of a young family. Beautiful parks and green space through out the area of Aster.

This 2 storey single family attached half duplex offers over 1600+sqft, Vinyl plank flooring laid through the open concept main floor. The chef inspired kitchen has a lot of counter space and a full height tile back splash. Next to the kitchen is a very cozy dining area with tons of natural light, it looks onto the large living room. Carpet throughout the second floor. This floor has a large primary bedroom, a walk-in closet, and a 3 piece ensuite. There is also two very spacious bedrooms and another 4 piece bathroom. Lastly, you will love the double attached garage and the separate side entrance which leads to the unfinished basement perfect for future development.

\*\*Home is under construction the photos shown are of the show home colors/ finishing's will vary complete by September\*\*

Built in 2025

### Essential Information

MLS® # E4421277

Price \$529,998

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,607
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1404 11 Street
Area	Edmonton
Subdivision	Aster
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2V2

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed February 11th, 2025

Days on Market 75

Zoning Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 27th, 2025 at 4:17am MDT